

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 6, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-25270 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VENTURE DEVELOPMENT GROUP - OWNER: SAITTA FAMILY TRUST - Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THROUGH) at the northwest corner of Tenaya Way and Sky Pointe Drive (APN 125-27-410-006), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 01/09/2008

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda – Protest/support postcards

Motion made by DAVID STEINMAN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

LEO DAVENPORT, GLENN TROWBRIDGE, DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-SAM DUNNAM)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 33 and 34.

ANDY REED, Planning and Development Department, stated the request is compatible with Town Center Standards and recommended approval.

JASON CAPPEL, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He gave a brief summary of the project, describing the proposed fast food restaurant, employee

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parking area, the retail building and day care facilities. He agreed with all conditions and asked for approval.

COMMISSIONER STEINMAN asked for clarification as to whether the adjacent lot to a neighboring car dealership would be blocked off or would it be accessible to the proposed development. MR. CAPPEL stated that it would be used as the dealership's employee parking area. The area would be blocked off and there would be no accessibility from the subject site. DOUG RANKIN, Planning and Development Department, explained that a major modification would be required, if the dealership planned to develop the lot into anything besides an employee parking area.

In response to COMMISSIONER STEINMAN'S query, BART ANDERSON, Public Works Department, stated that the location of the driveway is at the median opening for which it is intended. He added that the site visibility restriction angles for the speed and curvature of the road must be addressed with the civil improvement drawings. If the standards are not met, the driveway would not be allowed. MR. ANDERSON noted that the City Traffic Engineer when evaluating the visibility, has the option to close either the driveway or the median opening.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 33 and 34.

